

**MINUTES OF THE HANOVER BOROUGH
ZONING HEARING BOARD MEETING**

April 19, 2021

The meeting of the Hanover Borough Zoning Hearing Board convened at 6:00 PM Monday Evening, April 19, 2021 in the Guthrie Memorial Library – Lower Level – Bare Center, 2 Library Place, Hanover, Pennsylvania, as advertised.

Attendance: In attendance were Zoning Hearing Board Members Gary Bond, Merle Feder and James Zartman; Solicitor John Senft; Staff Members Secretary Dorothy Felix and Zoning Officer P. Eric Mains, P.E.; and Stenographer Deb Zepp.

Chairman Zartman read the following statement:

"Welcome to the November meeting of the Hanover Borough Zoning Hearing Board. As per State and Federal guidelines, we are mandated to require that masks be worn at all times throughout the course of the hearings tonight unless you have qualifying medical reasons.

If you choose to provide a statement as public comment, please make sure your mask is worn while you make your way to and from the podium. You may take your mask off as you give your comment. A Borough staff member will wipe down the podium and microphone after each speaker.

We appreciate your participation and more importantly your patience in these trying times."

Approval of the Minutes: It was moved by Ms. Feder, seconded by Mr. Bond to approve the minutes of November 16, 2020 as presented. Motion carried.

Reorganization (1st Meeting of 2021):

Solicitor Senft asked for nominations for Chairman. Mr. Bond nominated Mr. Zartman for Chairman. There were no other nominations.

Solicitor Senft asked for nominations for Vice-Chairman. Mr. Zartman nominated Mr. Bond for Vice-Chairman.

All members were in favor of the nomination of Mr. Zartman as Chairman and Mr. Bond as Vice-Chairman for the year 2021.

228 Broadway – Variance: Applicant proposes to subdivide the existing parcel to create two standalone parcels. However, the new lot will fall short of the minimum lot area requirement.

Secretary Felix read the following Statement of the Secretary:

"An application for a variance was submitted by Mr. Robert J. Massaroni, Jr. on March 19, 2021 for the property located at 228 Broadway (parcel no. 67-000-18-0153.00-00000), Hanover, PA. The applicant is seeking relief from Article VIII Section 140-65 of the Hanover Borough Zoning Ordinance to subdivide the parcel to create two separate standalone parcels. The new lot, measuring 3,198 square feet, will not contain the minimum lot area of 3,500 square feet as required. The property is located in the O-A Office - Apartment District.

A public hearing was scheduled for Monday, April 19, 2021 at 6:00 PM and was properly advertised on April 4th and April 11th, 2021.

Property owners within 200 feet of the subject property have also received notification by mail forwarded from this office on April 9, 2021. Proper posting of the property giving notification of hearing has been certified.

*Dorothy C. Felix, Secretary
Zoning Hearing Board"*

Mrs. Lynn Massaroni was present on behalf of the applicant Mr. Robert Massaroni, Jr., and was sworn in by Chairman Zartman to give testimony.

The building that is currently a one family dwelling is a 2-story structure facing Broadway, but is currently designated as a commercial property, with a smaller lot containing a brick structure in the rear of the property. The owners have invested over \$400,000 to convert the 2 story building into a stand-alone one family dwelling unit on its own parcel.

The applicant is asking for the zoning to reflect its use as a residential property.

Mr. Mains noted the applicant desires the building to be a residential property, and thereby seeks a variance for the minimum lot area. She is asking for a variance that would allow the lot to be 3,198 square feet instead of the required 3,500 square footage required under the ordinance for a one family dwelling unit.

Ms. Feder asked if the property in the rear would remain a commercial lot since it does not meet the 3,500 square footage for the residential designation. Mrs. Massaroni confirmed that it would remain commercial, and noted that the "rear yard area" measures approximately 1,500 square feet.

Mrs. Massaroni testified that there is access from both the Chestnut side and the Broadway side of the property. The property was noted to have been purchased from Lois Knott.

Mrs. Massaroni asked what the next step is; as there were no citizens present to speak on the matter. A brief explanation was provided in response.


It was moved by Ms. Feder, seconded by Mr. Bond to approve the variance under Article VIII, Section 140-65 of the Hanover Borough Zoning Ordinance to grant relief of the requirement for 3,500 square feet of lot area for a one family dwelling unit at 228 Broadway to allow 3,198 square feet of lot area. Motion carried.

New Business: Mr. Mains noted that on Thursday, May 6, 2021 Hanover Borough Council will hold a public hearing on the proposed new zoning ordinance. Then it is expected the ordinance will be forwarded to Council for approval for advertisement of the ordinance. The public hearing will be virtual with login instructions posted on the website.

Chairman Zartman thanked all those present for their attendance and concerns this evening.

Adjournment: It was moved by Mr. Bond, seconded by Ms. Feder to adjourn the meeting at 6:16 PM. Motion carried.

Respectfully submitted,


Dorothy C. Felix, Secretary
Zoning Hearing Board